

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, March 10, 2015 at 5:30 p.m.** in the Council Chambers in City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.**
8. Section 31 Review pursuant to NJSA 40:55D-31 for NJCU Business School at One Harborside Plaza.
9. Case: Section 31 Review
Applicant: Hudson County, Roberty Yannazzo, AIA, county Chief Architect
Attorney: Hugh A. McGuire, III, Esq
Review Planner: Matt Ward
Address: 567 Pavonia Ave.
Block: 09606 Lot: 36
Zone: Journal Square 2060 - Zone 3 Commercial Center
Description: Ground floor additions and redesign of building entrance and parking area.
Carried from February 24, 2015
10. Review and discussion of a Master Plan Reexamination Report. Formal action may be taken
Continued from January 6th, 2015 Planning Board meeting. Some testimony taken.
11. Review and discussion of Amendments to the Jersey City Master Plan regarding the Historic Preservation Element. Formal action may be taken.
Continued from January 6th, 2015 Planning Board meeting. Some testimony taken.
12. Review of an application to designate the West Bergen-East Lincoln Park Historic District a Municipal Landmark District, based on the information found in the *West Bergen-East Lincoln Park Historic District Designation Report*. (Rough boundaries of the district include Lincoln Park and West Side Avenue to the west, Harrison Avenue to the south, Bergen Avenue to the east, and Fairmount Avenue to the north, back along Kennedy Boulevard, thence to West Side Avenue via Kensington Avenue.) Formal action may be taken.
**Continued from February 3rd, 2015 Planning Board meeting. Some testimony taken.
Recommendation to the Jersey City Municipal Council**
13. Case: P04-132 Administrative Amendment to Prelim/Final Site Plan with Deviations
Applicant: Noel Sanchez
Attorney: pro se
Review Planner: Kristin Russell
Address: 119-121 Monticello
Block: 1929 Lot: 34 & 36
Zone: Monticello Ave Redevelopment Plan
Description: Originally approved January 11, 2005. Changes to store arrangement, façade glazing, and floor-to-ceiling height.
Carried from February 24, 2015
14. Case: P14-016.1 Site Plan Amendment
Applicant: Onyx Equities, LLC
Attorney: Nevins McCann
Review Planner: Jeff Wenger
Address: 30 Montgomery Street
Block: 11605 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: New design for sidewalk landscaping and traffic calming.
Carried from February 24, 2015
15. Case: P15-004 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 500 Baldwin Ave.
Block: 5802 Lot: 46
Zone: R-1 Residential
Description: Installation of Cellular Telephone Antennas.
Carried from February 24, 2015
16. Case: P15-003 Preliminary and Final Site Plan with deviations
Applicant: 190 Academy, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 184-190 Academy Street
Block: 12301 Lot: 11-14
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story, 122 unit, residential building.
Deviations: Building height, ground floor-to-ceiling height, number of 3 bedroom units
Carried from February 24, 2015

17. Case: P15-006 Preliminary and Final Site Plan with deviation
Applicant: Journal Square Lofts Urban Renewal, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 2851-53 Kennedy Blvd.
Block: 10601 Lot: 49
Zone: Journal Square 2060 Redevelopment Plan
Description: Renovation of existing mostly vacant 6 story building into 40 residential units.
Deviation: Required outdoor recreation area.
Carried to March 24, 2015 Regular Meeting
18. Review and discussion of amendments to the Land Development Ordinance to the R-3 zone. Changes will allow new construction on corner lots to include ground floor retail. Formal action may be taken.
19. Review and discussion of amendments to the Land Development Ordinance and Chapter 296 of the City Code. Changes will identify a procedure for naming new streets and affirm that all street naming is solely within the jurisdiction of Municipal Council. Formal action may be taken.
20. Review and discussion of amendments to the Land Development Ordinance. Changes will put a limit on rooftop exception spaces. Formal action may be taken.
21. Review and discussion of amendments to the Village Redevelopment Plan. Changes will allow townhouses. Formal action may be taken.
22. Case: P15-010 Minor Site Plan
Applicant: LT Realty Co. LLC % JP Morgan Asset Mgt
Attorney: Neil Zimmerman, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 33 Hudson Street
Block: 14504 Lot: 1
Zone: Colgate Redevelopment Plan
Description: Construction of a conforming identification sign for the residential building entrance canopy and lighting around the entry door. The Board will also be shown a minor change in the paver size of the entry Porte-cochère.
23. Case: P13-084.1 Preliminary and Final Site Plan Amendment Phase 1; and Preliminary Site Plan Amendment Phase 2
Applicant: LHN Owner Urban Renewal LLC
Attorney: James C. McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 155 Luis Munoz Marin Boulevard
Block: 15901 Lot: 17, Sub Condo Units 1.2 and 1.3
Zone: Liberty Harbor North Redevelopment Plan
Description: Removal of the underground parking spaces to remove 107 spaces in phase 1 and 123 over both phases. Reduce the retail space by a small margin, 125 sq.ft. in phase 1 and 73 sq.ft. overall. Change the bedroom mix, sky lounge configuration and building material.
Deviation: The parking deviation is being reduced to 5 spaces over the maximum allowable number for phase 1 but conforming for phase 2.
24. Case: P04-036 Minor Subdivision with Deviations
Applicant: Village Green Estates LLC
Attorney: Marjorie Mocco
Review Planner: Kristin Russell
Address: 249 Newark Ave./322 First St.
Block: 11110 Lot: 6, 7, 8, 9, 10
Zone: Village Redevelopment Plan
Description: Subdivision and consolidation of 5 lots into two new lots
Deviations: lot depth (both lots), lot area, rear yard, expansion of a non-conforming structure
Carry to March 24, 2015
23. Case: P04-048 Preliminary & Final Major Site Plan with Deviations
Applicant: Village Green Estates LLC
Attorney: Marjorie Mocco
Review Planner: Kristin Russell
Address: 239-249 Newark Ave.
Block: 11110 Lot: 6, 7, 8, 9, 10
Zone: Village Redevelopment Plan
Description: New 5-story mixed use building with 54 residential units above 4,144 sf of ground floor retail and 13 garaged parking spaces
Deviations: Rear yard, glazing parking
Carry to March 24, 2015
26. Memorialization of Resolutions
27. Executive Session, as needed, to discuss litigation, personnel or other matters.
28. Adjournment